

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 8, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange.

Homeowners present: Mark Mullenary of Unit 307.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:03PM

Owners Requests:

Mark of 7606 #307 reported water damage to unit due to a leak from the landscape drip line that blew. Water got into the unit through an open window. Mark requested reimbursement from association in the total of \$500.00 to cover his out of pocket deductible. His insurance is with State Farm. Board made the argument that the association is only responsible for exterior damage and common areas and his damage was interior damage so the responsibility of the repair falls to the owner. Mark then made his point that the damage was caused by exterior drip line that the association is responsible for maintaining. Board decided to discuss and make a decision soon.

Approval of Prior Meeting Minutes (11/12/16) Joe motioned to approve the prior minutes, Howard seconded. Unanimous.

Landscape Report: Tree trimming as finished. Some more trees arrived and are ready to plant around the complex. Pool leak was fixed. Enviroscaping provided proposals for landscape improvements and concrete sidewalk repairs. Cathy motioned to accept proposals for landscape improvements inside the gate "east side of gate" for \$5,830.00, landscape improvements inside the gate "west side of gate" for \$6,235.00 and sidewalk repairs at building 7620 for \$9,600.00. Howard seconded. Joe abstained. Motion Passed.

Treasurer's Report

	Nov 2016	YTD
Total Income	\$64,850.00	\$729,301.51
Op. Expenses	45,696.13	372,141.09
Reserve Expenditures	6,480.00	50,281.56
Total Expenditures	52,176.13	422,422.65
Transfer to Reserve	12,673.87	315,652.86
Transfer from Reserve -0-		11,877.00
Balance in Savings	\$ 2,281.382.18	
Due from Unit Owners	\$13,415.76	
Total Assets	\$ 2,299,797.94	

Operating Expenses are about 13%+below budget on cash basis.
Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Vendor Evaluation: Compliments to Enviroscaping and Bartlein for quick response dealing with pool leak around Thanksgiving weekend. Additional cars found without registration. A car was parked overnight in tow away zone, Smitty's was late in responding.

Old Business:

- a. Updating governing documents: Lawyer making revised draft.
- b. Receipts from #254 slab leak: none received.
- c. 7602 sail awning: owner not present.
- d. 7602 #102 replacing pipe under slab as pro-active measure; being taken care of. Assoc. paying for pipe replacement and owner paying for interior repair.
- e. 7632 #347 front door: owner not present.
- f. Annual meeting 1/12/17, 6PM at Goleta Valley Community Center.
- g. Sidewalk repair: see landscape report

New Business

- a. 7606 307-interior damage: see owners request: Joe motioned to decline owners request for reimbursement, Howard seconded. Unanimous.
- b. Wood repairs: none
- c. 7640 #269 new slider request: Cathy motioned to accept request for new slider as long as its solid glass, no grid design. Joe seconded, Howard abstained. Motion passed.
- d. Roofs/gutters: Cathy motioned to approve up to \$3,500 for checking vents, pipes and reseal chimneys. Joe seconded. Approved.
- e. Recording liens: none.
- f. Other items to be on agenda: none.

Next Meeting 1/12/17 at 6PM, at Goleta Valley Com Center (Annual & regular board meetings).

Meeting adjourned at 7:45PM

By Matt Mora, Scribe.